



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 25 MARCH 2014

Time: 7.30 PM
OR AT THE RISING OF THE
MAJOR APPLICATIONS
COMMITTEE

Venue: COMMITTEE ROOM 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Raymond Graham
Michael Markham
Carol Melvin
David Yarrow
David Allam (Labour Lead)
Robin Sansarpuri

This agenda and associated reports can be made available in other languages, in braille, large print or on audio tape on request. Please contact us for further information.

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1717&Ver=4>

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INVESTOR IN PEOPLE

Useful information for residents and visitors

Travel and parking

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Please enter from the Council's main reception where you will be directed to the Committee Room.

Accessibility

An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

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Please switch off any mobile devices before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

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A useful guide for those attending Planning Committee meetings

Security and Safety information

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Recording of meetings - This is not allowed, either using electronic, mobile or visual devices.

Mobile telephones - Please switch off any mobile telephones and BlackBerries before the meeting.

Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	77 Eastcote Road, Ruislip 62431/APP/2013/2341	Eastcote & East Ruislip	Change of use from Use Class C3 (Dwelling House) to Use Class C3/D1 (Dwelling House/ Non-Residential Institutions) for use of childcare within the domestic setting. Recommendation: Refusal	1 - 16 162 - 165
7	4A Eastbury Avenue, Northwood 36828/APP/2014/184	Northwood	Part two storey, part single storey front/side/rear extension involving raising of roof. Recommendation: Refusal	17 - 26 166 - 173

8	2 Linksway, Northwood 36910/APP/2013/2338	Northwood	Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling. Deferred from North Committee 6th March 2014 Recommendation: Approval	27 - 48 174 - 182
9	28 & 28A Kingsend, Ruislip 5740/APP/2013/3520	West Ruislip	Variation of condition 27 of Planning Permission Ref: 5740/APP/2008/1214 (Erection of a three storey building to contain 7, two-bedroom and 1, one-bedroom flats, together with associated parking and amenity space (Amendment to previous approval ref. 5740/APP/2007/1043 to allow for an additional flat at second floor level) to allow revised landscape scheme including a resiting of bin store to front and hardstanding treatment (Part Retrospective Application). Recommendation: Had an appeal against non-determination not been lodged, the application would have been approved.	49 - 64 183 - 185

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	Land adjacent to Widewater Lock (Barn Farm), Moorhall Road, Harefield 69682/APP/2014/32	Harefield	Change of use of land to a residential caravan site for one family, involving the siting of one static and one touring caravan, with associated parking for two vehicles, water treatment plant, hardstanding and landscaping works (Part retrospective application). Recommendation: Refusal	65 - 90 186 - 189

11	37 Moor Park Road, Northwood 4581/APP/2013/3765	Northwood	2 x two-storey, 5-bed detached dwellings with habitable roofspace with associated parking and amenity space, installation of vehicular crossover to front, installation of fence to front involving demolition of existing dwelling (Resubmission). Recommendation: Approval subject to a S106 Agreement	91 - 112 190 - 198
12	Land rear of 81 - 93 Hilliard Road, Northwood 64786/APP/2013/1434	Northwood Hills	2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter. Recommendation: Approval subject to a S106 Agreement	113 - 132 199 - 209
13	Middlesex Stadium, Breakspear Road, Ruislip 18443/APP/2013/3732	West Ruislip	Single storey front extension Recommendation: Approval	133 - 142 210 - 216

Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

14	Enforcement Report	143 - 150
15	Enforcement Report	151 - 160
	Plans for North Planning Committee	161 - 216